

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 8, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X		
Commissioner John Laraway	Absent		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Vice Chairman Hennis called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for April 24, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-07-SUP; A Touch of Home Daycare.
- c. **Findings of Fact and Conclusions of Law** for 18-11-DR; 6,000 Square Foot Accessory Building

Commissioner Gealy Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 2-0.

Commissioner Gealy motions to place new business after the public hearing this evening; Commissioner Damron Seconds, all aye and motion carried 2-0.

2. PUBLIC HEARING

- a. **18-04-ZOA (Zoning Ordinance Amendment)** – Final Plat Bonding; An ordinance of the City Council for Kuna, Idaho amending Title 6, Chapter 2, Section 4 Kuna City Code titled Final Plats to allow for the City Engineer to sign the Final Plat prior to certain subdivision improvements and conditions being completed and set forth the procedure for the City to accept a financial guarantee to insure the completion, inspection and acceptance of the improvements and conditions that are deferred; and providing an effective date.

Wendy Howell: The proposed ordinance relaxes the need to have streets completely constructed without the option to bond them. ACHD allows bonding on their street requirements, therefore the City is choosing to amend our ordinance to reflect the same. Bonding will also be allowed for the perimeter fencing of subdivisions. Additionally, the proposed ordinance will allow for the developer to construct up to three model homes if the project is 50 acres or less. If the project is more than 50 acres five model homes may be constructed. No Certificate of Occupancy will be issued on any model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies. I will stand for questions. **C/Damron:** Does the bonding on the roadways have to be finished prior to those model homes being finished? **Wendy Howell:** It does have to have all weather surface in for emergency vehicle access. **C/Hennis:** I have no questions, and with that I will open up the public hearing at 6:06 and with no public testimony I will close the public hearing at 6:08. Commissioner discussion, I don't see any issues, it seems pretty straight forward.

Commissioner Gealy motions to recommend approval to City Council, Case No. 18-04-ZOA; Commissioner Damron Seconds, all aye and motion carried 2-0.

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3. NEW BUSINESS

- a. **18-10-DR (Design Review)** – Indian Creek Sports; The applicant, Troy Todd with Indian Creek Sports, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 5,000 square foot showroom, shop, boat lot and an accessory recreational vehicle storage area, accompanying landscaping, lighting and parking lot along South Meridian Road. The approximately 5.49-acre site is located at 8797 South Meridian Road, Kuna, Idaho 83634 (APN# S1312142304). – **Tabled from April 24, 2018.**

Troy Todd: I live at 6029 Sunrise in Kuna, we currently own Indian Creek Sports here in town, we bought five acres on Meridian Road between Hubbard and Columbia. We were already annexed into the City and Rezoned. We are wanting to expand our boat lot and trying to figure what we need to do to meet all of the requirements. I have ITD approval for access and we have the water taken care of until services are within three hundred feet, and we put together a landscape plan. **C/Hennis:** Okay, have you submitted a landscape plan yet, we didn't see anything in our packet? **Jace Hellman:** We have the landscape plan listed as exhibit B8 in the packet. **Troy Todd:** We are going to use the existing pine trees and all the existing landscape we can. **C/Hennis:** Okay, so describe to me what buildings you are proposing to have. **Troy Todd:** We are planning on having a 2,500 square foot office and indoor showroom. We are going to start out with a 50 X 50 shop in the back with a 25-foot awning, but the roof will be 50 X 75. Then as we can we will expand as we can afford it. The buildings in the back will be storage for my boats, and additionally, that is what will be going up front because the sun is hard on my upholstery. **C/Hennis:** Any questions for the applicant at this time? **C/Gealy:** I have no questions. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4th ST. If the commission will remember the applicant was here before just last year for the annexation of this 5.49-acre parcel, located at 8797 S. Meridian Road, into City Limits in order to build a new location for his company, Indian Creek Sports. This application before you tonight is for the design review for a new showroom, shop, boat lot and an accessory recreational vehicle storage area, as well as accompanying landscape, lighting and parking lot. Kuna City Code 5-3-2 allows for subordinate accessory uses within the C-1 commercial zone. The applicant proposes an accessory storage area onsite for recreational type vehicles. This area is expected to be covered with a pole bar type structure which is to be constructed out of the same materials as the boat shop and showroom. The applicant has also proposed 16 parking space, two of which are designated handicapped spaces. Staff finds the parking on site to be in compliance with Kuna City Code 5-9. Staff would note the applicant has identified the location of potential signage on site, however there was no sign application submitted with the design review application. Staff will require the applicant to have all signage administratively approved prior to obtaining a sign permit. Staff has been working diligently with the applicant in order to get what is requires and what is needed. However, there are some aspects of the project, such as the landscaping and location of trash enclosures. That were either not completed, or not up to standards set by Kuna City Code. Within the Staff Report, the applicant has been conditioned to work with staff and other agencies that may be involved, like J&M sanitation, in order to successfully provide a complete code compliant development. Staff would also note, that commission has the ability to add any additional conditions they deem fit. Staff is confident that the applicant will work with staff in order to produce a complete product and comply with all of the conditions stated in staff report and any additional conditions you as the commission add, I will now stand for any questions you might have. **C/Hennis:** Is there talk of what kind of mechanical units will be in place? **Troy Todd:** The back shop we are going to do with waste oil burner. The AC units and heater will be up above the little office area, I am going to have 14-foot tall ceiling and the office ceiling will be 8-feet and I will have mechanical unit in there. It will be a store front building look. **C/Gealy:** Are you in agreement that the missing pieces from the application including the landscaping and the trash enclosures that you will work with staff and bring those into compliance with City Code. **Troy Todd:** Yeah, I have talked with Chad Gordon and he told me he would like to see it all laid out, He said he just wants a 12X12 slab, I do not need an enclosure, because the whole back of the triangle will be a six-foot fence that you cannot see through, so he is not worried about other people dumping trash in my dumpster. I have plenty of room for him to go up dump and pull out without having to do a three-point turn around. **C/Gealy:** You

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understand that you will have to work with Staff at Planning and Zoning. **Troy Todd:** Yes, whatever it takes to get there we want to make a presentable building on the main road into town. **C/Hennis:** Perfect, thank you. **C/Gealy:** I have a question for staff, are there other concerns, other than what is in your staff report, that you would want to bring to the attention of the Commission? **Jace Hellman:** I think we have pretty good plan in places for getting the landscaping and still allowing him to move forward at the same time. City Code does require a trash enclosure for commercial businesses, so we will have to work the applicant on that aspect. If there is anything that is not in the application that you would like to see you can condition it. **C/Gealy:** I think the City Code addresses adequately landscaping, signage and trash enclosure, and the applicant has indicated that he is willing to work with staff. I think this is especially important because of the location of the property, and it will be the first Kuna business people see on Meridian Road. **C/Hennis:** Question for staff, for the shop building that is in the back, is there any code requirements for windows or natural lighting with that? **Jace Hellman:** That is something that will be corrected or adjusted upon building department review. **C/Hennis:** So, something Mr. Todd, that you may not be aware, but there may be some additional requirements that come from construction plan review. **C/Gealy:** I don't have anything else. **C/Damron:** I don't have anything else either. **C/Hennis:** I guess I would stand for a motion.


Commissioner Gealy motions to approve Case No. 18-10-DR with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 2-0.

4. COMMISSION REPORTS

Wendy Howell: I do have a quick question, is any one available to help out at the public workshop on Thursday, we need someone for the visioning table. The real need is from 5:00 to 7:30, we just need one person. **C/Gealy:** I can do it, if someone would like to share it with me, that would great, but I can do it. **C/Hennis:** I will check if I can. **C/Damron:** I will check if I can as well. **Wendy Howell:** Thank you, one more thing. Starting July 1st, there is new legislation out that is going to prohibit us from amending the agenda unless it is an emergency. I can send that to you.

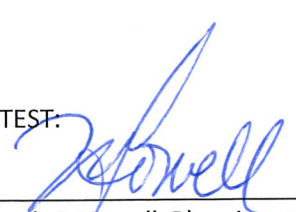
5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 2-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department